

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-48
5-3-04

04-0-1134

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA,
as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **2289-2311-2315 Paul Avenue, N.W.** be changed from the **R-4A (Single-Family Residential)** District, to the **PD-H (Planned Development-Housing)** District, to wit:

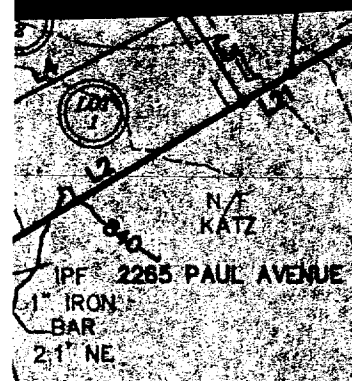
ALL THAT TRACT or parcel of land lying and being in Land Lot **253** of the **17th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

C.S.



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 253 of the 17th District, Fulton County, Georgia, and being more particularly described as follows:

COMMENCING at point located at the intersection of the Northeastly right-of-way of Paul Avenue and the Southeastly right-of-way of Thomas Road said point being the TRUE POINT OF BEGINNING; THENCE proceeding along said Southeastly right-of-way of Thomas Road NORTH 54 DEGREES 13 MINUTES 48 SECONDS EAST for a distance of 220.23 feet to a point; Thence proceeding along said right-of-way a curve to the left, an arc distance of 105.75 feet (said curve having a radius of 103.05 feet and being subtended by a chord bearing of NORTH 24 DEGREES 50 MINUTES 00 SECONDS EAST and a chord distance of 101.17 feet) to a point; Thence proceeding along said right-of-way NORTH 04 DEGREES 33 MINUTES 49 SECONDS WEST for a distance of 47.47 feet to a point; Thence proceeding along said right-of-way a curve to the right, an arc distance of 33.61 feet (said curve having a radius of 316.22 feet and being subtended by a chord bearing of NORTH 01 DEGREES 31 MINUTES 07 SECONDS WEST for a distance of 33.60 feet) to a point; Thence leaving said right-of-way and proceeding NORTH 58 DEGREES 50 MINUTES 12 SECONDS EAST for a distance of 308.20 feet to a point; Thence proceeding NORTH 30 DEGREES 07 MINUTES 06 SECONDS WEST for a distance of 207.80 feet to a point; Thence proceeding NORTH 38 DEGREES 59 MINUTES 35 SECONDS WEST for a distance of 49.82 feet to a point; Thence proceeding NORTH 45 DEGREES 01 MINUTES 50 SECONDS WEST for a distance of 34.41 feet to a point; Thence proceeding NORTH 45 DEGREES 48 MINUTES 42 SECONDS EAST for a distance of 124.38 feet to a point; Thence proceeding NORTH 54 DEGREES 35 MINUTES 23 SECONDS EAST for a distance of 121.57 feet to a point; Thence proceeding SOUTH 38 DEGREES 56 MINUTES 10 SECONDS EAST for a distance of 34.74 feet to a point; Thence proceeding SOUTH 49 DEGREES 54 MINUTES 48 SECONDS EAST for a distance of 81.61 feet to a point; Thence proceeding NORTH 87 DEGREES 54 MINUTES 49 SECONDS EAST for a distance of 19.78 feet to a point; Thence entering said right-of-way of Bluff Street, hereafter and no pavement, proceeding SOUTH 23 DEGREES 37 MINUTES 32 SECONDS EAST for a distance of 194.27 feet to a point; Thence proceeding along said right-of-way SOUTH 25 DEGREES 28 MINUTES 63 SECONDS EAST for a distance of 112.18 feet to a point; Thence leaving said right-of-way and proceeding SOUTH 55 DEGREES 17 MINUTES 20 SECONDS WEST for a distance of 133.65 feet to a point; Thence proceeding SOUTH 27 DEGREES 00 MINUTES 10 SECONDS EAST for a distance of 14.88 feet to a point; Thence proceeding SOUTH 22 DEGREES 13 MINUTES 00 SECONDS EAST for a distance of 256.21 feet to a point; Thence proceeding SOUTH 59 DEGREES 03 MINUTES 21 SECONDS WEST for a distance of 584.18 feet to a point; Thence proceeding along said Northeastly right-of-way of Paul Avenue a curve to the left, an arc distance of 189.70 feet (said curve having a radius of 420.59 feet and being subtended by a chord bearing of NORTH 35 DEGREES 52 MINUTES 42 SECONDS WEST for a distance of 188.09 feet) to a point; Thence proceeding along said right-of-way NORTH 48 DEGREES 47 MINUTES 57 SECONDS WEST for a distance of 22.89 feet to a point, said point being the TRUE POINT OF BEGINNING.

This above described property contains 5.52 acres

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PLAT OF SURVEY		
COLQUITT CONSTRUCTION		
LAND LOT 253		17th DISTRICT
LOT	BLOCK	UNIT
SUBDIVISION		PHASE
PREPARED BY	REVIEWED BY	
CHECKED BY	DATE	
DRAWN BY		EFFECTIVE DATE

7-04-48
REC'D MAY - 3 2004